

106.0

0004

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,140,400 / 1,140,400
USE VALUE: 1,140,400 / 1,140,400
ASSESSED: 1,140,400 / 1,140,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAHAN JOHN W III/CATHERINE M
Owner 2:	
Owner 3:	

Street 1: 7 OLDHAM ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARROLL JAMES J JR -

Owner 2: -

Street 1: 120 GREAT ROAD P. O. BOX 73

Twn/City: BEDFORD

St/Prov: MA Cntry

Postal: 01730

NARRATIVE DESCRIPTION

This parcel contains .321 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 2776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	2	Above Stree		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13988		Sq. Ft.	Site		0	70.	0.60	4									587,751						587,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	13988.000	552,600		587,800	1,140,400		68027
							GIS Ref
							GIS Ref
							Insp Date
							09/20/18

Total Card	0.321	552,600	587,800	1,140,400	Entered Lot Size
Total Parcel	0.321	552,600	587,800	1,140,400	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	410.81	/Parcel: 410.81	Land Unit Type:

Parcel ID: 106.0-0004-0002.0

18381!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	552,600	0	13,988.	587,800	1,140,400		Year end	12/23/2021
2021	101	FV	536,900	0	13,988.	587,800	1,124,700		Year End Roll	12/10/2020
2020	101	FV	536,900	0	13,988.	587,700	1,124,600		Year End Roll	12/18/2019
2019	101	FV	403,900	0	13,988.	587,700	991,600	991,600	Year End Roll	1/3/2019
2018	101	FV	402,200	0	13,988.	503,800	906,000	906,000	Year End Roll	12/20/2017
2017	101	FV	402,200	0	13,988.	470,200	872,400	872,400	Year End Roll	1/3/2017
2016	101	FV	402,200	0	13,988.	403,000	805,200	805,200	Year End	1/4/2016
2015	101	FV	393,000	0	13,988.	361,000	754,000	754,000	Year End Roll	12/11/2014

SALES INFORMATION**TAX DISTRICT**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL JAMES J	1276-199		11/10/2003		665,000	No	No		
CARROLL JOSEPHI	1275-142		7/11/2001	Involved Gov	910,233	No	No		
CARROLL JOSEPHI	1095-118		5/27/1992			No	No	A	

PAT ACCT.**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/26/2005	436	Manual	2,210					enclose existing p	9/20/2018	MEAS&NOTICE	BS	Barbara S
2/23/2004	100	Re-Roof	12,850			G6	GR FY06		2/27/2009	Meas/Inspect	163	PATRIOT
1/6/2004	6	Redo Kit	48,000	C		G6	GR FY06	REDO 2.5 BATHS, BD	1/13/2005	Permit Visit	BR	B Rossignol
12/3/2003	1026	Inter-De	6,000	C		G6	GR FY06		1/13/2005	Fieldrev-Chg	BR	B Rossignol
									11/10/1999	Mailer Sent		
									10/27/1999	Measured	243	PATRIOT
									12/1/1981		CM	

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

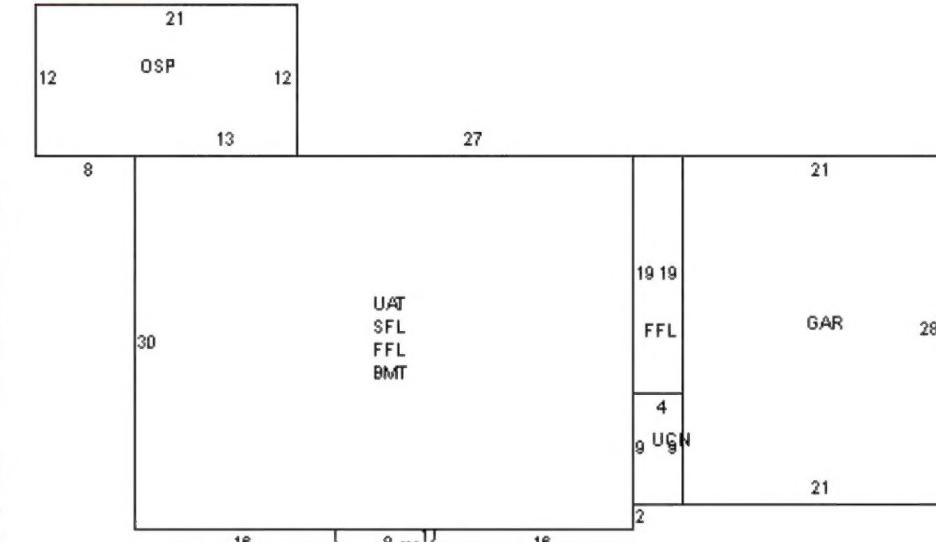
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	CREAM	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Very Good
A Bath:	1	Rating: Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	2	Rating: Good

COMMENTS

BK: 1044 PG: 108 CERT: 0182858.

SKETCH**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.07407105
Const Adj.:	0.99989998
Adj \$ / SQ:	139.615
Other Features:	124874
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	678920
Depreciation:	126279
Depreciated Total:	552641
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Before Depr:	168.93
Special Features:	0
Val/Su Net:	113.45
Final Total:	552600
Val/Su SzAd:	223.18

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

TOTALS

1	7	4
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RES BREAKDOWN**NO UNIT****RMS****BRS****FL****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
FFL	First Floor	1,276	139.620	178,149	BMT	100	RRM	25	F
BMT	Basement	1,200	45.240	54,282					
SFL	Second Floor	1,200	139.620	167,538					
GAR	Garage	588	19.250	11,319					
UAT	Upper Attic	300	55.850	16,754					
OSP	Screen Porch	252	25.350	6,388					
UCN	Canopy	36	26.400	950					
OPF	Open Porch	19	44.000	836					
	Net Sketched Area:	4,871	Total:	436,216					
Size Ad	2476	Gross Area	5771	FinArea	2776				

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	More: N	Total Yard Items:	Total Special Features:	Total:

PARCEL ID

106.0-0004-0002.0

AssessPro Patriot Properties, Inc